016.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	806,400 / 806,400
					USE VALUE:	806,400 / 806,400
					ASSESSED:	806,400 / 806,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARABELLO JOSEPH P JR LIFE EST	
Owner 2:	CARABELLO CHRISTINE M LIFE EST	
Owner 3:		
Street 1:	156 LAKE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	CARABELLO JOSEPH P JR-ETAL -
Owner 2:	CARABELLO CHRISTINE MARIE -
Street 1:	156 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,412 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 2103 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5412.000	386,300	800	419,300	806,400
Total Card	0.124	386,300	800	419,300	806,400
Total Parcel	0.124	386,300	800	419,300	806,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.45 | /Parcel: 383.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 11463
GIS Ref
GIS Ref
Insp Date 04/11/18

!1393!

PREVIOUS ASSESSMENT

Parcel ID 016.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	386,300	800	5,412.	419,300	806,400	806,400	Year End Roll	12/18/2019
2019	101	FV	290,800	800	5,412.	445,500	737,100	737,100	Year End Roll	1/3/2019
2018	101	FV	290,200	800	5,412.	325,000	616,000	616,000	Year End Roll	12/20/2017
2017	101	FV	290,200	800	5,412.	283,000	574,000	574,000	Year End Roll	1/3/2017
2016	101	FV	290,200	800	5,412.	241,100	532,100	532,100	Year End	1/4/2016
2015	101	FV	279,100	800	5,412.	235,900	515,800	515,800	Year End Roll	12/11/2014
2014	101	FV	279,100	800	5,412.	193,900	473,800	473,800	Year End Roll	12/16/2013
2013	101	FV	279,100	800	5,412.	184,500	464,400	464,400		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1393

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARABELLO JOSEP	71432-289	1	8/6/2018	Convenience	1	No	No		
HALLORAN DANIEL	13142-588		2/1/1977		41,000	No	No		N

PRINT

Date	Time
12/10/20	17:00:25

LAST REV

Date	Time
12/26/19	13:38:13

apro

USER DEFINED

Prior Id # 1:	11463
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1497	Re-Roof	11,700					
7/6/1998	452	Addition	18,000					DEMO RM/ADD 12X13

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2018	Info By Phon	DGM	D Mann
4/11/2018	MEAS&NOTICE	BS	Barbara S
3/21/2009	Meas/Inspect	336	PATRIOT
11/3/2000	Hearing Chag	189	PATRIOT
11/20/1999	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Entry Denied	267	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5412		Sq. Ft.	Site		0	80.	0.97	1			Med. Tr	-10					419,298						419,300	

Total AC/HA: 0.12424 | Total SF/SM: 5412 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 419,298 | Spl Credit | Total: 419,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20031440
Const Adj.:	0.99041307
Adj $ / SQ:	160.489
Other Features:	108738
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	524837
Depreciation:	138557
Depreciated Total:	386280

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

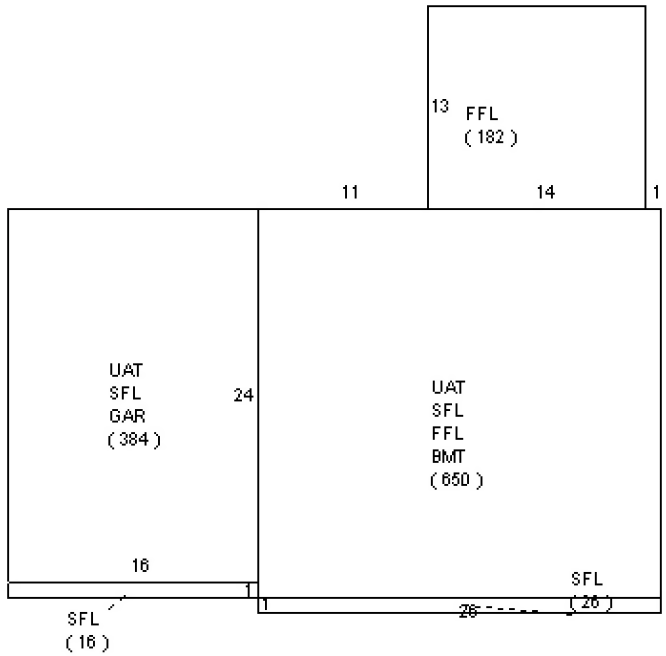
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.54
Special Features:	0	Val/Su Net:	120.68
Final Total:	386300	Val/Su SzAd	202.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,076	160.490	172,686
FFL	First Floor	832	160.490	133,527
BMT	Basement	650	57.540	37,398
GAR	Garage	384	21.300	8,181
UAT	Upper Attic	259	64.200	16,595

Net Sketched Area:	3,201			Total:	368,387
Size Ad	1908	Gross Are	3976	FinArea	2103

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

016.0-0003-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
7	Pool A-C	D	Y	1	18	A	AV	1990	54.86	T	23.2	101			800			800
2	Frame Shed	D	Y	1	6X6	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800